

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Alma, County of Allegany, and State of New York, and known as part of Great Lot No. 37, Township First, in Range Second of Morris Reserve, and on the Oliphant or Patterson Tract, bounded and described as follows: Commencing in the center line of Reddy Road at the southeast corner of lands conveyed to the grantors herein by Claude Bertron by deed dated November 19, 1975 and recorded in the Allegany County Clerk's Office on January 12, 1976 in Liber 681 of Deeds at Page 54; running thence northerly along the center line of Reddy Road 680 feet to a point; running thence westerly at right angles to the center line of Reddy Road 765 ± feet to the westerly line of lands conveyed to the grantors by Bertron by said deed; running thence southerly along the westerly line of grantors, which line is also the easterly line of lands formerly owned by the Pike estate 820± feet to the southwest corner of said lands conveyed by Bertron to the grantors; running thence easterly along the southerly line of said lands conveyed by Bertron to the grantors, said line also being the northerly line of Hillman 738± feet to the point and place of beginning, supposed to contain 12.8 acres, more or less.

Excepting and Reserving from the operation of this conveyance all the oil, gas and other minerals in, under and upon the premises herein conveyed; together with all rights, easements and privileges necessary or proper to enter upon said premises and to operate for, take and remove said oil, gas, and other minerals, all as excepted and reserved by predecessors in title to the grantors herein, conveying, however, all the grantor's right, title and interest in and to said oil, gas and other minerals, if any.

This conveyance is also made subject to a certain lease dated March 27, 1897 to Ball, Rixford and Johnson.

This deed was prepared in the office of Harris and Synakowski but no title examination was performed.